



Request for City Council Committee Action from the Department of Public Works

Date: June 18, 2013

To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

Referral to: Honorable Betsy Hodges, Chair Ways and Means/Budget Committee

Subject: Public Hearings: 31st Street East Reconstruction Project and Street Lighting Project

Recommendation:

- A. Passage of a Resolution ordering the City Engineer to proceed, perform work, and adopt special assessments in the amounts of:
 1. \$138,260.55 for the 31st Street East Reconstruction Project No. 9920.
 2. \$49,000 for the Street Lighting Improvements Project.
- B. Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amounts of:
 1. \$138,265 for the 31st Street East Reconstruction Project.
 2. \$49,000 for the Street Lighting Improvements Project.The bonds will be paid with special assessments.
- C. Passage of a Resolution ordering the City Engineer to abandon and remove the areaways located in the public right-of-way that conflict with the 31st Street East Reconstruction Project.

Previous Directives:

- April 26, 2013 Council Resolution 2013R-182 and 2013R-183, designating, receiving cost estimates, and identifying the list of benefitted properties for the street reconstruction and lighting projects and setting the public hearings for each of those projects. For the abandonment and removal of areaways in conflict with the project.
- November 16, 2012 Council resolution 2012R-605, establishing the 2013 Uniform Assessment Rates.

Department Information:

Prepared by: Suzette Hjermstad, RE Investigator II
Bill Fellows, P.E., Senior Professional Engineer
Don Elwood, P.E., Director, TP&E

Approved by: _____

Steven A. Kotke, P.E., Director of Public Works

Presenters in Committee: Bill Fellows

Reviews NA

Financial Impact

Other financial impact: Special Assessments to benefited properties.

Community Impact

- Neighborhood Notification: Neighborhood meeting scheduled for June 13.
- City Goals: The City's infrastructure will be well-maintained; streets will be destinations.
- Comprehensive Plan
- Zoning Code
- Other

Supporting Information

On April 26, 2013 the City Council designated the locations, streets and improvements proposed to be made on 31st Street East. The cost estimates for these projects are \$900,000 for the street reconstruction project and \$49,000 for the street lighting improvements and are financed by net debt bonds and special assessments.

The street proposed to be improved is 31st Street East from approximately 50 feet east of Minnehaha to 50 feet east of 28th Avenue South. The proposed improvements are street paving reconstruction and street lighting with construction anticipated in 2013. This will be prior to Hennepin County's 2015-16 reconstruction of Minnehaha Avenue, including the connection to 31st Street East.

31st Street East was constructed in 1926 as a local road. The latest pavement condition index rating recorded in 2007 was 13 out of 100. The pavement section is asphalt over concrete. The project length is approximately 400 feet.

The current roadway carries two-way traffic (one lane each direction) with a parking lane on each side. The proposed roadway section will be narrowed by a few feet to match the alignment of 31st Street east of 28th Avenue and to provide for two-way traffic with parking on both sides. Narrowing the roadway will enhance the pedestrian environment by adding and expanding the boulevards (see attached).

Public Works share the proposed layout at a neighborhood Open House in December of 2012. At a second Open House on June 13th, 2013, Public Works presented and explained additional project assessment information.

Street Reconstruction Project

The proposed street reconstruction plan includes pavement, curb and gutter, storm drain, sidewalks, ADA compliant pedestrian ramps, boulevards, signing, striping and other related work items.

The street reconstruction special assessments were determined by applying the 2013 Uniform Assessment Rates to the benefited parcels located within the street influence zone area adjacent to the improved street. The 2013 reconstruction rates are:

\$2.39 per sq. ft. for non-residential properties

\$.80 per sq. ft. for residential properties

Street Lighting Project

In accordance with City lighting policy for reconstruction projects in a Residential Area, affected property owners were petitioned for enhanced lighting (9 properties, 7 owners). Four of the seven property owners were in favor. The results weighted by influence area show 73% in favor. Hope Lutheran Church accounted for 47%. This is not a pedestrian corridor.

Street lights will be installed along the reconstruction project. The proposed street lighting project is for a City street lighting system consisting of fifteen-foot-tall lantern-style lights. The total estimated street lighting cost is \$49,000. The maximum amount to be assessed will be \$49,000.

The proposed assessment method calculates land area of benefited parcels located within the street influence zone along the improved streets. This is the same influence method used to determine street paving assessments. The lighting levels for this proposed project are classified as standard. The annual maintenance and operation costs will be paid by property tax revenue and the city-wide street lighting fee that is assessed to non-governmental tax exempt properties.

The proposed total assessment amounts are

- \$138,260.55 for the 31st Street East Reconstruction Project No 9920
- \$ 49,000 for the Street Lighting Improvement Project No 9920L

Individual assessments of more than \$150 would be collected over 20 years beginning on the 2014 real estate tax statements. Interest will be charged at the same rate as the City pays for selling assessment bonds. Assessments of \$150 or less would be collected in their entirety on the 2014 real estate tax statements. Interest will be charged at the same rate as the City pays for selling assessment bonds. Information has been provided in the notices about how persons may prepay the special assessments in full without interest if they so choose.

City Council has passed resolutions whereby a deferment of special assessments may be obtained by showing hardship for any homestead property owned by a person 65 years of age or older, or retired by virtue of a permanent and total disability.

Abandonment and Removal of Conflicting Areaways

Section 95.90 of the Minneapolis code of Ordinances provides a procedure for dealing with areaway encroachments that would interfere with public improvements being made in the public right-of-way, such as street construction. Before the City may abandon and remove conflicting areaways and then later assess the costs (upon the failure of the abutting property owner to resolve or agree to resolve the conflict), a public hearing must be held. In an effort to minimize delays and potential delay related costs to the project, notices were given by the City Engineer that provided the initial notice required in Section 95.90 of the Minneapolis Code of Ordinances.

Attachment 1 – Project Map

Cc: Council Member Gary Schiff, Ward 9

Jack Qvale, Secretary, Board of Estimate and Taxation

PROJECT MAP



T&PW - Your Committee recommends passage and summary publication of the accompanying Resolutions:

1. Ordering the work to proceed and adopting the special assessments; and
2. Ordering the City Engineer to abandon and remove the areaways located in the public right-of-way that are in conflict with the paving and lighting project,

for the 31st St E (Minnehaha Ave S to 28th Av S) Reconstruction and Street Lighting Project, Special Improvement of Existing Street No. 9920 and 9920L.

By Colvin Roy

**31ST ST E (MINNEHAHA AVE S TO 28TH AV S) RECONSTRUCTION PROJECT
SPECIAL IMPROVEMENT OF EXISTING STREET No 9920**

**Ordering the work to proceed and adopting the special assessments for the
31st St E (Minnehaha Ave S to 28th Av S) Project.**

Whereas, a public hearing was held on June 18, 2013 in accordance with Chapter 10, Section 8 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinance to consider the proposed improvements as designated in Resolution 2013R-182, passed April 26, 2013, to consider the proposed special assessments on file in the office of the City Clerk and to consider all written and oral objections and statements regarding the proposed improvements and the proposed special assessments;

Now, Therefore, Be It Resolved by the City Council of the City of Minneapolis:

That the City Engineer is hereby ordered to proceed and do the work as designated in said Resolution 2013R-182, passed April 26, 2013.

Be It Further Resolved that the proposed special assessments in the total amount of \$138,260.55 as on file in the office of the City Clerk be and hereby are adopted and assessed against the benefited properties.

Be It Further Resolved that the number of successive equal annual principal installments by which the special assessments of more than \$150 may be paid shall be fixed at twenty (20) and that the interest be charged at the same rate as assessment bonds are sold for with collection of the special assessments to begin on the 2014 real estate tax statements.

Be It Further Resolved that the number of installments by which the special assessments of \$150 or less may be paid shall be fixed at one (1) and that interest be charged at the same rate as the assessment bonds are sold for with collection of the special assessments to begin on the 2014 real estate tax statements.

By Colvin Roy

**31ST ST E (MINNEHAHA AVE S TO 28TH AV S) STREET LIGHTING PROJECT
SPECIAL IMPROVEMENT OF EXISTING STREET No 9920L**

**Ordering the work to proceed and adopting the special assessments for the
31st St E (Minnehaha Ave S to 28th Av S) Project.**

Whereas, a public hearing was held on June 18, 2013 in accordance with Chapter 10, Section 8 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinance to consider the proposed improvements as designated in Resolution 2013R-183, passed April 26, 2013, to consider the proposed special assessments on file in the office of the City Clerk and to consider all written and oral objections and statements regarding the proposed improvements and the proposed special assessments;

Now, Therefore, Be It Resolved by the City Council of the City of Minneapolis:

That the City Engineer is hereby ordered to proceed and do the work as designated in said Resolution 2013R-183, passed April 26, 2013.

Be It Further Resolved that the proposed special assessments in the total amount of \$49,000 as on file in the office of the City Clerk be and hereby are adopted and assessed against the benefited properties.

Be It Further Resolved that the number of successive equal annual principal installments by which the special assessments of more than \$150 may be paid shall be fixed at twenty (20) and that the interest be charged at the same rate as assessment bonds are sold for with collection of the special assessments to begin on the 2014 real estate tax statements.

Be It Further Resolved that the number of installments by which the special assessments of \$150 or less may be paid shall be fixed at one (1) and that interest be charged at the same rate as the assessment bonds are sold for with collection of the special assessments to begin on the 2014 real estate tax statements.

Colvin Roy

Ordering the City Engineer to abandon and remove the areaways located in the public street right-of-way that are in conflict with the street reconstruction in the 31st St E area.

Whereas, the City of Minneapolis has scheduled the street reconstruction improvements starting in 2013 in the 31st St E (Minnehaha Ave S to 28th Av S) area of Minneapolis; and

Whereas, there are areaways located in the public street r/w that are in conflict with said reconstruction; and

Whereas, a public hearing was held on June 18, 2013 in accordance with Chapter 10, Section 8 of the Minneapolis Code of ordinance to consider all written and oral objections and statements regarding the proposed areaway abandonment and removal;

Now, Therefore, Be It Resolved by the City Council of the City of Minneapolis:

That the City Engineer is hereby ordered and directed to abandon and remove the conflicting areaways located in the public street r/w adjoining the properties along 31st St E (both sides) from approximately 50 feet east of Minnehaha Av S to approximately 50 feet east of 28th Av S.

T&PW and W&M/Budget – Your Committee recommends passage and summary publication of the accompanying Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds for the 31st St E (Minnehaha Ave S to 28th Av S) Reconstruction Project, Special Improvement of Existing Street No 9920.

Colvin Roy and Hodges

Requesting the Board of Estimate and Taxation to issue and sell City of Minneapolis bonds in the amount of \$138,265 for certain purposes other than the purchase of public utilities.

Resolved by the City Council of the City of Minneapolis:

That the Board of Estimate and Taxation be requested to incur indebtedness and issue and sell City of Minneapolis bonds for the purpose of paying the assessed cost of street improvements in the 31st St E (Minnehaha Ave S to 28th Av S) Reconstruction Project, Special Improvement of Existing Street No 9920, to be assessed against benefited properties as estimated by the City Council, which assessments shall be collectible in twenty (20) successive annual installments, payable in the same manner as real estate taxes.

T&PW and W&M/Budget – Your Committee recommends passage and summary publication of the accompanying Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds for the 31st St E (Minnehaha Ave S to 28th Av S) Street Lighting Project, Special Improvement of Existing Street No 9920L.

Colvin Roy and Hodges

Requesting the Board of Estimate and Taxation to issue and sell City of Minneapolis bonds in the amount of \$49,000 for certain purposes other than the purchase of public utilities.

Resolved by the City Council of the City of Minneapolis:

That the Board of Estimate and Taxation be requested to incur indebtedness and issue and sell City of Minneapolis bonds for the purpose of paying the assessed cost of street improvements in the 31st St E (Minnehaha Ave S to 28th Av S) Street Lighting Project, Special Improvement of Existing Street No 9920L, to be assessed against benefited properties as estimated by the City Council, which assessments shall be collectible in twenty (20) successive annual installments, payable in the same manner as real estate taxes.